


AGENDA ITEM SUMMARY

AGENDA ITEM #

M E M O R A N D U M

TO: Danny Kolhage, Clerk of the Court
FROM: Timothy J. McGarry, Growth Management Director 
DATE: April 20, 2005
RE: Clarification of Agenda Item

Lot Aggregation & Land Dedications

Permit Number	Name on Agenda Item	Name on Warranty Deed or Lot Aggregation	Legal Description
03-1-5514	Joseph V. Fisher, President, Rhog, Inc	Joseph V. Fisher, President, Rhog, Inc	Lots 1 & 2, Block 4, Snug Harbor Addition 1, Summerland Key
03-1-5514	Joseph V. Fisher & LaVerne B. Fisher	Joseph V. Fisher & LaVerne B. Fisher	Lots 1, 2, 3, & 4, Block 4, Summerland Beach Addition 2, Summerland Key
03-1-5514	Joseph V. Fisher, LLC	Joseph V. Fisher, LLC	Lots 14 & 15, Block 3, Summerland Beach Addition 2, Summerland Key

This Instrument Prepared By:
Joseph V. Fisher
PO Box 420500
Summerland Key, FL 33042-0500

LOT AGGREGATION RESTRICTIVE COVENANT

1. **WHEREAS**, Joseph V. Fisher, President, Rhog, Inc., a corporation registered in the State of Pennsylvania, is the sole owner of the following described real property located in Monroe County, Florida, described as follows:

Lot 1 & Lot 2, Block 4, SNUG HARBOR ADDITION NO. 1,
As recorded in Plat Book 4, Page 155 of the Public Records of
Monroe County, Florida

Summerland Key

2. **WHEREAS**, this Lot Aggregation Restrictive Covenant that restricts the use of the legally described property in order to receive a building permit; and

3. **WHEREAS**, the above described parcels were assigned additional points in the Permit Allocation System for building permit 03-1-5514 for the voluntary reduction of density through aggregation of vacant, legally platted, buildable lots; and

NOW THEREFORE, the undersigned agree as follows:

The above described parcels shall have its density reduced from two dwelling units to one dwelling unit in consideration of a building permit to build a single-family residence; and

The restrictions herein shall be binding upon the representatives, heirs, assigns and successors in title of the undersigned; it being the intention of the undersigned by execution and recording of this document that this restriction shall run with the land and shall be forever binding upon the successors in title; and

This covenant is intended to benefit and run in favor of the County of Monroe; and

In the event of any breach or violation of the covenant contained herein, the said County may enforce the covenant by injunction or such other legal method, as the County deems appropriate.

Signed, sealed, witnessed and acknowledged this 24th day of March, 2004, at Summerland Key, Florida.

WITNESSES:

Benjamin F. Cain
BENJAMIN F. CAIN
Mary T. Cain
MARY T. CAIN

OWNER:

Joseph V. Fisher
RHOG, INC., a Pennsylvania Corp.
By: Joseph V. Fisher, President
Federal ID No. 25-1194214

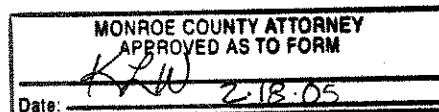
STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME personally appeared Joseph V. Fisher known to be President of Rhog, Inc., a Pennsylvania Corporation, and to me known to be the person described in the execution thereof to be his free act and deed for the uses and purpose herein mentioned. Joseph V. Fisher is known to me personally.

WITNESS my hand and official seal this 24th day of March, 2004.



Mary T. Cain
Mary T. Cain, Notary Public
My commission expires 5/17/04



WARRANTY DEED

This Instrument Prepared by:

Name: Joseph V. Fisher

Address: PO Box 420500
Summerland Key, FL 33042-0500

Parcel No. 00197750.000000, 00197760.000000,
00197770.000000, and 00197780.000000

Grantor's Tax I.D. No. 282-22-8449 and 206-22-0030

Grantee's Tax I.D. No.

WARRANTY DEED

This Warranty Deed, made this ____ day of _____, _____, by and between **JOSEPH V. FISHER and LaVERNE B. FISHER**, husband and wife, hereinafter called the grantor and **The County of Monroe**, a political subdivision of the State of Florida, whose address is c/o Board of County Commission, 500 Whitehead Street, Key West, FL 33040, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation.)

Witnesseth: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

Lot 1, Block 4, of SUMMERLAND BEACH ADDITION NO. 2, according to the Plat thereof recorded in Plat Book 3, Page 21, of the Public Records of Monroe County, Florida.

And also

Lot 2, Block 4, SUMMERLAND BEACH ADDITION NO. 2, according to the Plat thereof recorded in Plat Book 3, Page 21, of the Public Records of Monroe County, Florida.

And also

Lot 3, Block 4, SUMMERLAND BEACH ADDITION NO. 2, according to the Plat thereof recorded in Plat Book 3, Page 21, of the Public Records of Monroe County, Florida.

And also

Lot 4, Block 4, SUMMERLAND BEACH ADDITION NO. 2, according to the Plat thereof recorded in Plat Book 3, Page 21, of the Public Records of Monroe County, Florida.

Subject to covenants, restrictions and easements of record and taxes for the current year. Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell, donate, and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to date of transfer.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of

Mary T. Cain
MARY T. CAIN
(Witness sign and print name)

Benjamin F. Cain
BENJAMIN F. CAIN
(Witness sign and print name)

Joseph V. Fisher (SEAL)
JOSEPH V. FISHER

LaVerne B. Fisher (SEAL)
LaVERNE B. FISHER

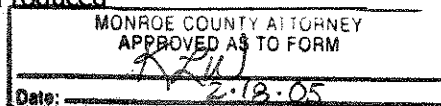
STATE OF FLORIDA:
COUNTY OF MONROE:

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOSEPH V. FISHER and LaVERNE B. FISHER, who have executed the foregoing instrument, and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of March, 2004.

Mary T. Cain
Notary Public
My Commission Expires: 5-17-04

Personally known ☒ or produced identification ____
Type of Identification Produced



WARRANTY DEED

From Corporation to Corporation

Return to: (enclose self-addressed, stamped envelope)

Name: Joseph V. Fisher, LLC

Address: PO Box 420500

Summerland Key, FL 33042-0500

This Instrument Prepared by:

Name: Joseph V. Fisher

Address: PO Box 420500

Summerland Key, FL 33042-0500

Parcel No. 00197670-000000

00197680-000000

Grantee's Tax I.D. No. 59-3369643

WARRANTY DEED

This Warranty Deed, made this ____ day of _____, ____ by and between **Joseph V. Fisher, LLC**, a limited liability company existing under the laws of the State of Florida, hereinafter called the grantor, and **The County of Monroe**, a political subdivision of the State of Florida, whose address is c/o Board of County Commission, 500 Whitehead Street, Key West, FL 33040, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation.)

Witnesseth: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

Lot 14, Block 3, of SUMMERLAND BEACH ADDITION NO. 2, according to the Plat thereof recorded in Plat Book 3, Page 21, Public Records of Monroe County, Florida.

Lot 15, SUMMERLAND BEACH ADDITION NO. 2, Block 3, according to the Plat thereof recorded in Plat Book 3, Page 21, Public Records of Monroe County, Florida.

Subject to covenants, restrictions and easements of record and taxes for the current year. Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that whether Grantor or any member of the household Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Have and to Hold the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell, donate, and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all

encumbrances, except taxes accruing subsequent to date of transfer.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, the day and year first above written.


Signed, sealed and delivered in the presence of

(Witness sign name)


(Witness print name) GLENN C. GRAY

 (SEAL)
JOSEPH V. FISHER, Managing Member
JOSEPH V. FISHER, LLC

(Witness sign name)


(Witness print name) W.C. Sargent
STATE OF FLORIDA:
COUNTY OF MONROE:

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOSEPH V. FISHER, who is known to be a Managing Member of JOSEPH V. FISHER, LLC, has executed the foregoing instrument, and has acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 27th day of December 2003


Notary Public
My Commission Expires: 5-17-04

Personally known X or produced identification ____
Type of Identification Produced _____

